

IN BRIEF

Event planned for Astoria community development candidates

Two candidates for Astoria's long-vacant community development director post will be introduced at a public meet-and-greet event on July 30.

The event will give the community a chance to meet the candidates and ask questions ahead of a round of formal interviews. The candidates' names will be released at the event.

An event had been scheduled for earlier in the month but was postponed after the candidates asked for additional time to prepare for the public interview process and gather information about Astoria.

City Manager Brett Estes has struggled to fill the community development director position since Kevin Cronin left the job nearly two years ago. Estes has come close to making a hire several times, but people withdrew their names for personal reasons.

The City Council approved a pay bump for the position, following a recommendation from the recruiting company Estes hired to help with the search. Estes said one hurdle has been when a candidate, moving from a more urban area, has a spouse who may struggle to find comparable employment on the North Coast.

The meet-and-greet event will be held from 5:30 to 7 p.m. at Clatsop Community College, Columbia Hall, Room 219, 1651 Lexington Ave.

County seeks comment on Astoria Marine cleanup

Environmental firm Maul Foster Alongi is seeking a conditional use permit to begin the long-awaited cleanup of the former Astoria Marine Construction Co. shipyard on the Lewis and Clark River.

The shipyard began to manufacture and repair wooden-hulled vessels in 1924. During World War II, the Korean War and the Vietnam War, the company made military vessels, at one time employing 400 people.

Investigators found petroleum, heavy metals and tin-laden organic compounds in the groundwater and soil around the shipyard and surrounding riverbed. The state Department of Environmental Quality in 2017 finalized a plan to excavate, replace, cover and cap contaminated soil.

The cleanup is expected to cost between \$3 million and \$3.5 million, paid for by \$3.8 million Astoria Marine recovered from insurance policies issued in the 1960s and '70s.

Carson Bowler, an attorney for Astoria Marine, has previously said the cleanup will be completed around the end of the year.

Clatsop County is taking comments on Maul Foster's application until 4 p.m. Monday. Email comments to comdev@co.clatsop.or.us or mail them to: Community Development Department 800 Exchange Street, Suite 100 Astoria, OR., 97103.

Brownson to hold meet-and-greet event

Astoria City Councilor Tom Brownson is holding a "Meet Your Councilor" event from 9 to 10:30 a.m. Saturday at 3 Cups Coffee, 279 W. Marine Drive.

Residents are invited to express their thoughts about what's going on in Astoria.

— The Astorian

DEATHS

July 15, 2019

ROBERTS, Stephen
Allen, 70, of Astoria, died in Astoria. Caldwell's Luce-Layton Mortuary of Astoria is in charge of the arrangements.

July 7, 2019

ANGUS, Edward
B., 83, of Astoria, died in Astoria. Ocean View Funeral & Cremation Service of Astoria is in charge of the arrangements.

ON THE RECORD

Criminal mischief

• Darrell Robert Sutton, 24, of Seaside, was arrested on Wednesday for criminal mischief in the second degree after he allegedly shattered a window at Mini Mart West.

Domestic harassment

• John McKenzie Meldrum, 37, of Astoria, was arrested on Tuesday for domestic harassment, menacing and attempted sexual abuse in the third degree.

DUII

• Timothy Everett Woodward, 34, of Warrenton, was arrested on W. Marine Drive in Astoria

on Tuesday for driving under the influence of intoxicants and resisting arrest. His blood alcohol content was 0.14%.

• Brent McGuire, 56, was arrested on Monday on U.S. Highway 26 in Seaside for DUII, reckless driving and driving with a suspended license. Police said he crashed his car into an embankment. His blood alcohol content was 0.16%.

• Daniel W. Moon, 23, of Warrenton, was arrested on Sunday on S. Main Avenue in Warrenton for DUII and driving while uninsured.

PUBLIC MEETINGS

THURSDAY

Seaside Transportation Advisory Commission, 6 p.m., City Hall, 989 Broadway.

Astoria approves bid for cemetery plan

History of concern about maintenance

By **KATIE FRANKOWICZ**
The Astorian

Development of a master plan for Astoria's Ocean View Cemetery took another step forward Monday.

The City Council unanimously approved a bid from Lees and Associates at just under \$88,000 to create a facilities master plan for the 70-acre property in Warrenton.

Astoria owns and maintains the cemetery, but it is used by the entire county for burial services.

In recent years, families of loved ones buried at the cemetery and city leaders in Warrenton were especially critical of how the grounds were being kept.

The Astoria Parks and Recreation Department has since dedicated a part-time seasonal worker to grounds maintenance to address the concerns, a move Tim Williams, the parks director, said has significantly reduced the number of complaints.

Astoria city leaders hope a master plan for the cemetery will help enhance the site and explore how the property can generate revenue to be more self-sustaining.

Williams sent notices of a request for proposals to five cemetery planning firms, three of which responded with bids. The bids ranged widely, with the highest bid from



Katie Frankowicz/The Astorian

Astoria has hired a consulting firm to develop a master plan for Ocean View Cemetery in Warrenton.

Cemetery Resources Planning Alliance at \$187,000 and the lowest bid from L.F. Sloane Consulting Group at \$39,000.

In a memo to the City Council, Williams recommended the group that submitted a bid in the middle: Lees and Associates at just under \$88,000.

City Councilor Joan Herman had some concerns about cost and asked Williams about the wide range between

the different bids.

"It's hard to have that barometer," he replied. "Sometimes firms just put in a strong high bid just to see if they can get it and then there's others that just don't have the resources or qualifications to produce a master plan that we would like here."

"And you feel like the Lees and Associates bid though ... is reasonable for the work scope?" Herman asked.

"I believe so, yes," Wil-

liams said.

Williams anticipated spending between \$50,000 and \$100,000 on a master plan process.

Lees and Associates's proposal includes site visits and city staff and stakeholder workshops this summer with the goal of presenting a draft master plan for public comment by the end of September. A final master plan could be in front of the City Council by late November.



The Astorian

The Waldorf Hotel may be turned into apartments.

Old Waldorf Hotel loses a fire escape, gains a facade

Historic building converted into affordable housing

By **KATIE FRANKOWICZ**
The Astorian

An old metal fire escape is coming off the front of the historic Waldorf Hotel, making it among the first visible changes as the downtown building transitions from abandoned to remodeled, affordable housing.

The Historic Landmarks Commission on Tuesday unanimously approved the change and the restoration of the building's deteriorated west facade — visible above the Astoria Library — with new windows, lap siding and trim. The Waldorf is on Duane Street between City Hall and the library.

Innovative Housing, a Portland-based nonprofit, purchased the building last year with plans to change the former hotel into a 40-unit affordable housing apartment building.

Julie Garver, Innovative Housing's director of

housing development, said the organization plans to begin submitting information for permits from the city in late July.

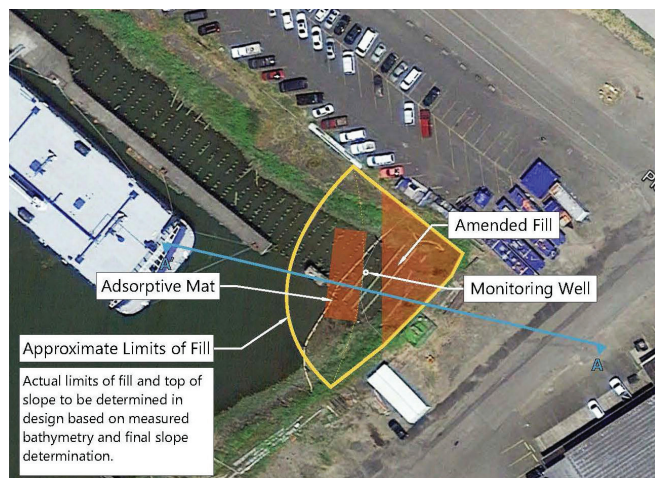
Preliminary work on addressing asbestos in the building will likely start in August, with roof replacement slated for the late summer and early fall ahead of the wet weather months, Garver said.

The bulk of construction will not begin until next year.

The Waldorf, also known as the Merwyn, was built in 1926 and functioned as a hotel until the mid-1960s.

It was renamed the Waldorf in 1980 and used as housing until 1989. That same year it was added to the downtown historic district and shut down by the city because of code violations.

Since then, various groups and developers have attempted to renovate the building, without success. One owner tried to get a permit to demolish the Waldorf in 2014, but was denied following a local campaign to save the building.



Oregon Department of Environmental Quality

The Port of Astoria and oil companies have agreed on the concept of a permeable barrier to treat and prevent petroleum from seeping into the Columbia River between piers 1 and 2.

Port accepts state pollution cleanup plan

By **EDWARD STRATTON**
The Astorian

The Port of Astoria will accept the state's decision on the cleanup of fuel pollution on the central waterfront and negotiate a multimillion-dollar settlement with oil companies.

Bulk oil, manufacturing and other heavy industrial operations have left behind underground pipes, tanks and pockets of pollution under the Port's docks. A pipe leaked in the 1990s, releasing oil into the groundwater under the Port's old offices on Gateway Avenue and into the Columbia River at a slip between piers 1 and 2, where the agency has used a boom to prevent an oil slick from spreading.

The state Department of Environmental Quality recently determined the Port and other responsible parties — McCall Oil & Chemical Corp., Niemi Oil Co. and ExxonMobil — should excavate contaminated soil and place a permeable cap over the polluted area. Monitoring wells would provide feedback on the cleanup's progress.

"It's probably fair to say it is the most cost-effective and it makes no sense to think about appealing this," Thane Tienson, part of the Port's legal team, told the Port Commission on Tuesday.

The Port originally pushed for a new dock to be

built and backfilled to block pollution from reaching the Columbia. But the state and other responsible parties balked at the more expensive proposal.

A state consultant recommended a marine mattress filled with cap materials and topped by rock riprap. But the Port and other parties did not support the solution.

The state allowed the responsible parties to create a general solution for capping the polluted area. The specifics of the cap, how it will be protected from rough weather and the cost will be decided during the design phase with environmental firm Maul Foster Alongi.

"Armed with that information, we will go forward and try to negotiate a resolution with the other primarily responsible parties," Tienson said.

The hope is to figure out the specifics and cost over the next few weeks, Tienson said. Similar proposals have surpassed \$3.5 million.

The Port's team has settled with some insurers and still has outstanding claims with others, Tienson said, but is cautiously optimistic it can reach a solution that limits the Port's costs for cleanup.

"The remedy itself is a long-term program," he said. "It's essentially going to be a multiyear process of implementing a remedy and then 30 years, essentially, of operations and maintenance."

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